BUILDING OPERATIONS IN QUEENSLAND - SECOND QUARTER, 1957, AND YEAR 1956-57.

Year Ended 30th June, 1957.

The number of new dwellings completed during the twelve months ended 30th June, 1957, was slightly less than that for the preceding twelve months, the total being 7,455, compared with 7,660 during 1955-56. There were, however, more dwellings commenced in the latest financial year, the total number of commencements rising from 7,460 in 1955-56 to 7,888 in 1956-57. Dwellings under construction at 30th June as a consequence increased from 3,254 in 1956 to 3,687 in 1957.

Dwellings completed during the financial year 1956-57 in the various districts of Queensland were as follows:- Metropolitan, 3,013, rest of South-East, 1,749, Toowoomba and South-West, 830, Central (including Mackay), 564, and North and North-West, 1,299. All these totals were somewhat lower than those for the preceding twelve months except in the North and North-West where the total was higher by 359, or 38 per cent.

Although the number of new dwellings completed was less than in the previous twelve months, their value rose from £17,924,000 to £19,278,000 on account of increased costs. Other new buildings, however, showed a big rise in the total value of completions sufficient to represent a substantial increase in the volume of completed work after allowing for price rises. They were worth £16,104,000, compared with £12,594,000 in 1955-56. Alterations and additions carried out in 1956-57 were valued at £6,163,000, a small drop from the previous year's level.

Employment in the building industry reached a peak in the first quarter of the latest financial year, this peak being higher than that of 1951-52 when house building formed the bulk of the demand for building labour. After the September quarter, the number of building workers declined in each of the next three quarters, and the June total of 20,399 was 2,355 less than in June, 1956. The total was still well above the level, about 18,500, to which employment receded at the end of 1953, just before the recent movement towards the erection of more new commercial buildings had strongly developed. Both government and private building employment fell during the recent twelve months, and there appears to have been a tendency particularly for the quantity of small alteration and maintenance jobs to decrease.

Dwellings - General Summary.

The following table summarises the progress of the building of dwellings in Queensland during the eleven financial years ended 30th June, 1957. Further details are given in Tables 1 to 8 at the end of this bulletin.

Construction of Dwellings in Queensland - General Summary.

Period.	Approved.*	Commenced.	Completed.	Under Construction at End of Period.
1946-47 - Year	11,393	9,025	7,845	3,649
1947-48 - Year	12,467	9,613	9,289	3,973
1948-49 - Year	11,043	9,404	9,405	3,972
1949-50 - Year	12,450	10,078	9,494	4,556
1950-51 - Year	13,565	10,742	10,329	4,969
1951-52 - Year	12,988	12,055	11,852	5,172
1952-53 - Year	12,165	9,521	10,687	4,006
1953-54 - Year	10,428	8,774	9,169	3,611
1954-55 - Year	9,446	8,143	8,300	3,454
1955-56 - Year	9,256	7,460	7,660	3,254
1956-57 - Year	9,286	7,888	7,455	3,687
1956 - June Quarter ..	2,770	1,807	1,877	3,254
September Quarter	2,163	2,283	1,776	3,761
December Quarter	2,801	2,192	2,013	3,940
1957 - March Quarter ..	1,852	1,769	1,756	3,953
June Quarter ..	2,470	1,644	1,910	3,687

* Including all approvals issued by Local Authorities and work authorised by such governmental and semi-governmental authorities as are exempt from municipal approvals.

Dwellings - Constructing Authorities (see Table 1).

The June quarter of 1957 showed a smaller than usual number of new dwellings commenced under governmental sponsorship, both by day-labour (5) and by private contract (299). Completions for governments - day-labour (53) and sponsored private construction (615) - were up to more normal figures, with the result that the numbers still under construction at the end of the quarter were low, particularly for houses being built by private contractors, of which the total was 594 compared with 910 three months earlier. Dwellings under construction by government day-labour numbered 242, compared with 290 at the end of March. Private contractors' unsponsored commencements were well up to normal numbers at 972, and, with 839 completions during the quarter, contractors were left with 1,355 dwellings still under construction, an increase of 133 during the quarter. Owner-builders commenced 368 new dwellings, and completed 403, leaving 1,496 still under construction, all being about average figures.

Types of Dwellings (see Tables 3 and 6).

Dwellings completed during June quarter, 1957, included 1,846 individual houses, 45 flats, and 19 dwelling units incorporated in other new buildings. The individual houses completed in various materials were brick, concrete, &c., 126; timber, 1,262; fibro-cement, 436; and various other wall materials, 22.

The proportions of houses of various materials did not depart from the pattern prevailing in recent quarters. Both among houses completed, and those approved for construction, during the quarter, timber walls made up roughly two-thirds, and fibro-cement walls one-quarter. Brick or concrete houses were less than one-tenth of the totals.

Cost of Building (see Tables 7 and 8).

Average values of houses completed in the June quarter, 1957, according to private builders' returns, were - brick, &c., £5,988; timber, £2,713; and fibro-cement, £3,157. In this quarter, the averages for brick, &c., and for fibro-cement were distorted by the inclusion of a number of houses completed in the north-western mining area where costs are very high. Corresponding figures for the quarter for Brisbane alone were - brick, &c., £4,595, and fibro-cement, £2,633. Based on values as stated by applicants for building approvals during the quarter, the estimated costs of new dwellings per 100 square feet were £269 for brick, &c., £236 for timber, and £198 for fibro-cement. Compared with the corresponding figures for the year 1946, the averages had risen as follows:- brick, concrete, &c., 156 per cent.; timber, 223 per cent.; fibro-cement, 183 per cent.

Value of Building Work Done (see Table 4).

The estimated value of all new buildings completed during the June quarter, 1957, was £9,768,000, compared with £8,655,000 for the preceding quarter and a quarterly average of £7,866,000 for the year 1956. New dwellings completed were worth £5,299,000, and other new buildings £4,469,000. The latter figure was easily the highest quarterly figure ever recorded, being over £300,000 greater than that for the previous quarter which itself was the highest up to that date.

Of the new dwellings completed during the June quarter, valued at £5,298,900, the work of private contractors accounted for £4,253,400, while owner-builders completed houses worth £914,500. Government day-labour was responsible for the completion of houses to the value of £131,000, which was lower than the general level of government completions during the last two years.

New buildings other than dwellings valued at £625,000 were completed during the quarter by government day-labour, while private contractors' completions were valued at £3,844,300.

In addition to new work, the building industry completed alterations and maintenance work estimated to be worth £1,471,500 during the quarter. The foregoing figure includes an estimate of £350,000 for the work of small contractors engaged only in alterations and maintenance from whom returns are collected annually only, at the end of each June. The work of these small contractors has been decreasing during the recent financial year, as more men and resources have been diverted into large-scale operations on commercial and institutional buildings.

Employment in the Building Trade (see Table 5).

Private builders had 15,021 men working on 28th June, 1957, including the contractors themselves, and sub-contractors and their employees. Government constructing authorities had 3,029 employees. It was estimated that 2,349 tradesmen were employed by small contractors engaged in repair work, &c., including such contractors themselves, and by persons who were building their own homes themselves. The total number engaged in building at the end of June, 1957, thus totalled 20,399. The total was 970 less than it was three months earlier, and 2,355 less than the total for June, 1956. The decrease during the twelve months was chiefly in government employment (with a fall of 1,072) and small contractors' and owner-builders' employees (978 decrease), while 222 fewer private builders had only 83 fewer employees than their greater number had employed in June, 1956.

Tradesmen at Work in Building.

The numbers of tradesmen of each kind working for private builders who made returns and for government constructing authorities are available quarterly, and those employed by small contractors engaged only on maintenance and alteration work are recorded once a year (at the end of June). Estimates have been inserted for tradesmen employed by persons building their own homes as particulars of these are not collected.

Workers Engaged in Building, Queensland, 28th June, 1957.

Types of Tradesmen.	Private Builders.	Government Authorities.	Small Contractors.	Directly Employed by Home Builders.	Total.
Carpenters	7,532	1,087	593	625	9,837
Bricklayers ..	883	55	43	-	981
Painters	1,048	541	367	-	1,956
Electricians ..	768	138	61	70	1,037
Plumbers	1,057	242	352	130	1,781
Builders' Labourers	2,512	516	106	-	3,134
Other (incl. Clerical)	1,221	450	2	-	1,673
Total ..	15,021	3,029	1,524	825	20,399

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BRISBANE.

15th October, 1957.

Table 1 - Construction of Dwellings According to Constructing Authorities.[a]

Period.	Government.		Other Professional.	Owner-Builders.	Total.
	Constructed.	Sponsored.			
Dwellings Commenced.					
Ten Years, 1946 to 1955	3,141	17,562	47,824	25,920	94,447
1955 - September Quarter	96	397	1,095	447	2,035
December Quarter	57	413	950	444	1,864
Year 1955 ..	383	1,636	4,045	1,697	7,761
1956 - March Quarter ..	124	392	839	399	1,754
June Quarter ..	123	413	857	414	1,807
September Quarter	109	542	1,256	376	2,283
December Quarter	151	425	1,220	396	2,192
Year 1956 ..	507	1,772	4,172	1,585	8,036
1957 - March Quarter ..	74	430	839	426	1,769
June Quarter ..	5	299	972	368	1,644
Total, 1946 to date ..	3,727	20,063	53,807	28,299	105,896
Dwellings Completed.					
Ten Years, 1946 to 1955	2,994	16,840	47,827	24,639	92,300
1955 - September Quarter	66	336	1,245	397	2,044
December Quarter	81	396	1,133	397	2,007
Year 1955 ..	323	2,016	4,339	1,624	8,302
1956 - March Quarter ..	79	313	943	397	1,732
June Quarter ..	152	679	647	399	1,877
September Quarter	70	300	1,026	380	1,776
December Quarter	136	495	998	384	2,013
Year 1956 ..	437	1,787	3,614	1,560	7,398
1957 - March Quarter ..	88	450	817	401	1,756
June Quarter ..	53	615	839	403	1,910
Total, 1946 to date ..	3,572	19,692	53,097	27,003	103,364
Dwellings Under Construction.					
1945 - 31st December ..	87	223	645	200	1,155
1955 - 30th September	258	928	825	1,434	3,445
31st December ..	234	945	642	1,481	3,302
1956 - 31st March ..	279	1,024	538	1,483	3,324
30th June ..	250	758	748	1,498	3,254
30th September	289	1,000	978	1,494	3,761
31st December ..	304	930	1,200	1,506	3,940
1957 - 31st March ..	290	910	1,222	1,531	3,953
30th June ..	242	594	1,355	1,496	3,687

a "Government Constructed" includes dwellings built directly by day-labour by all governmental authorities, while "Government Sponsored" includes operations of all such authorities by contract, or by financial assistance with supervision of construction. "Other Professional" includes the balance of the work done by regular builders who submit returns, while "Owner-Builders" includes persons who made their own building arrangements without engaging a building contractor.

Table 2 - Construction of Dwellings According to Districts.

Period.	Metro-politan.	Rest of South-East.	Toowoomba and South-West.	Central and Mackay.	North and North-West.	Whole State.
Dwellings Commenced.						
Ten Years, 1946 to 1955	44,554	21,904	9,589	7,821	10,579	94,447
1955 - September Quarter	863	478	255	186	253	2,035
December Quarter	743	458	194	175	294	1,864
Year 1955 ..	3,212	1,883	899	696	1,071	7,761
1956 - March Quarter ..	741	446	181	176	210	1,754
June Quarter ..	766	420	197	150	274	1,807
September Quarter	793	445	221	150	674	2,283
December Quarter	1,161	394	205	124	308	2,192
Year 1956 ..	3,461	1,705	804	600	1,466	8,036
1957 - March Quarter ..	747	495	147	129	251	1,769
June Quarter ..	677	481	183	118	185	1,644
Total, 1946 to date ..	49,439	24,585	10,723	8,668	12,481	105,896
Dwellings Completed.						
Ten Years, 1946 to 1955	43,649	21,443	9,309	7,708	10,191	92,300
1955 - September Quarter	875	494	240	178	257	2,044
December Quarter	911	481	214	170	231	2,007
Year 1955 ..	3,714	1,907	904	700	1,077	8,302
1956 - March Quarter ..	712	427	207	166	220	1,732
June Quarter ..	839	439	195	172	232	1,877
September Quarter	706	412	223	160	275	1,776
December Quarter	845	447	225	158	338	2,013
Year 1956 ..	3,102	1,725	850	656	1,065	7,398
1957 - March Quarter ..	714	415	197	118	312	1,756
June Quarter ..	748	475	185	128	374	1,910
Total, 1946 to date ..	48,213	24,058	10,541	8,610	11,942	103,364
Dwellings Under Construction.						
1945 - 31st December ..	696	246	66	66	81	1,155
1955 - 30th September ..	1,769	730	366	174	406	3,445
31st December ..	1,601	707	346	179	469	3,302
1956 - 31st March ..	1,630	726	320	189	459	3,324
30th June ..	1,557	707	322	167	501	3,254
30th September ..	1,644	740	320	157	900	3,761
31st December ..	1,960	687	300	123	870	3,940
1957 - 31st March ..	1,993	767	250	134	809	3,953
30th June ..	1,922	773	248	124	620	3,687

Table 3 - Construction of New Dwellings According to Type.

Period.	Imported Pre-fabricated Houses.	Other Houses.				Other Dwellings.		Total.
		Brick, Concrete &c.	Wood.	Fibro-Cement.	Other.	Flats.	In Other New Buildings.	
Dwellings Completed.								
10 Years, 1946-1955	2,710	8,743	62,899	14,988	1,736	831	393	92,300
1955 - Sept. Quarter	-	206	1,472	287	16	44	19	2,044
Dec. Quarter	-	169	1,391	347	16	62	22	2,007
Year 1955	248	789	5,607	1,275	76	228	79	8,302
1956 - March Quarter	-	124	1,199	313	32	54	10	1,732
June Quarter	1	154	1,328	316	25	40	13	1,877
Sept. Quarter	-	136	1,257	302	20	44	17	1,776
Dec. Quarter	-	147	1,400	383	15	51	17	2,013
Year 1956	1	561	5,184	1,314	92	189	57	7,398
1957 - March Quarter	-	104	1,219	374	14	34	11	1,756
June Quarter	-	126	1,262	436	22	45	19	1,910
Total, 1946 to date	2,711	9,534	70,564	17,112	1,864	1,099	480	103,364
Dwellings Under Construction.								
At 30th June, 1957	-	786	1,876	749	50	213	13	3,687

Table 4 - Value of All Building Work Completed.

Period.	New Dwellings.	Other New Buildings.	Alterations and Maintenance.	Total.
	£	£	£	£
10 Years, 1946-1955 ..	142,591,000	42,193,000	44,070,000	228,854,000
1955 - September Quarter	4,680,000	2,733,000	1,509,000	8,922,000
December Quarter	4,674,000	3,924,000	1,692,000	10,290,000
Year 1955 ..	18,958,000	12,044,000	6,217,000	37,219,000
1956 - March Quarter ..	4,004,000	2,498,000	1,492,000	7,994,000
June Quarter ..	4,566,000	3,439,000	1,692,000	9,697,000
September Quarter	4,399,000	4,153,000	1,590,000	10,142,000
December Quarter	5,079,000	3,327,000	1,657,000	10,063,000
Year 1956 ..	18,048,000	13,417,000	6,431,000	37,896,000
1957 - March Quarter ..	4,501,000	4,154,000	1,445,000	10,100,000
June Quarter ..	5,299,000	4,469,000	1,472,000	11,240,000
Total, 1946 to date ..	170,439,000	64,233,000	53,418,000	288,090,000

Table 5 - Workers in the Building Industry.[a]

Date.	Private Contractors.	Contractors' Employees and Sub-contractors.	Government Employees.	Others.[b]	Total.
29th June, 1956 ..	2,185	13,141	4,101	3,327	22,754
28th September, 1956 ..	2,140	14,459	3,829	2,838r	23,266r
19th December, 1956 ..	2,120	14,204	3,547	2,512r	22,383r
29th March, 1957 ..	2,017	13,936	3,042	2,374r	21,369r
28th June, 1957 ..	1,963	13,058	3,029	2,349	20,399

a Excluding all work on new buildings performed by house-owners themselves and a large but unknown amount of painting, rough carpentry, and other maintenance work performed by men not generally regarded as professional builders, and painting and maintenance work done by the owners of the buildings themselves.

b Small contractors engaged only on alterations and maintenance and their employees and employees of owner-builders: partly estimated.

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Table 6 - Proportion of Brick, Wood, and Fibro-Cement Houses.

Period.	Local Authority Approvals.[b]			All Completions.[b]		
	Brick.[a]	Wood.	Fibro.	Brick.[a]	Wood.	Fibro.
	%	%	%	%	%	%
1946 - Year	9.8	57.2	33.0	7.4	59.8	32.8
1947 - Year	13.1	60.2	26.7	9.5	62.7	27.8
1948 - Year	14.2	67.1	18.7	12.8	66.1	21.1
1949 - Year	10.9	75.5	13.6	11.7	74.6	13.7
1950 - Year	10.7	77.8	11.5	10.7	78.4	10.9
1951 - Year	9.5	77.3	13.2	8.8	79.3	11.9
1952 - Year	7.2	73.0	19.8	9.0	77.4	13.6
1953 - Year	5.4	74.2	20.4	10.3	73.6	16.1
1954 - Year	6.7	71.4	21.9	9.5	73.9	16.6
1955 - Year	7.4	70.6	22.0	10.3	73.1	16.6
1956 - Year	7.7	66.5	25.8	8.0	73.4	18.6
1957 - March Quarter	8.3	65.2	26.5	6.1	71.8	22.1
June Quarter	8.3	66.4	25.3	6.9	69.2	23.9

a Including brick-veneer, stone, and concrete.
b Excluding imported prefabricated houses and houses of miscellaneous materials.

Table 7 - Average Value of Private Houses.

Period.	Estimated Value Shown on Local Authority Approvals.			Value Shown on Private Builders' Returns of Completions.		
	Brick.[a]	Wood.[b]	Fibro.[b]	Brick.[a]	Wood.[b]	Fibro.[b]
	£	£	£	£	£	£
1946 - Year	1,167	753	627	1,243	840	757
1947 - Year	1,348	881	808	1,421	931	871
1948 - Year	1,531	1,020	905	1,713	1,066	966
1949 - Year	1,882	1,192	1,075	1,985	1,229	1,096
1950 - Year	2,061	1,351	1,171	2,287	1,395	1,222
1951 - Year	2,277	1,641	1,381	2,776	1,723	1,485
1952 - Year	2,530	1,759	1,394	3,166	1,908	1,582
1953 - Year	2,960	1,868	1,444	2,929	1,972	1,588
1954 - Year	3,302	2,048	1,554	3,135	2,166	1,671
1955 - Year	3,378	2,264	1,669	3,128	2,431	1,840
1956 - Year	3,470	2,449	1,774	3,919	2,562	2,174
1957 - March Quarter	3,718	2,520	1,979	3,862	2,694	2,673
June Quarter	3,548	2,621	1,876	5,988c	2,713	3,157c

a Including brick-veneer, stone, and concrete. b Excluding imported prefabricated houses.
c These high figures are due to the completion of a large number of houses in the North-Western mining area. For Brisbane alone, the comparable figures were - brick, &c., £4,595, fibro, £2,633.

Table 8 - Average Floor Area and Value per Square Shown on Approvals.

Period.	Average Floor Area per Dwelling.			Average Value per 100 Square Feet.[c]		
	Brick.[a]	Wood.[b]	Fibro.[b]	Brick.[a]	Wood.[b]	Fibro.[b]
	Sq. Ft.	Sq. Ft.	Sq. Ft.	£	£	£
1946 - Year	1,115	1,029	890	105	73	70
1947 - Year	1,130	1,026	967	119	86	84
1948 - Year	1,125	1,019	961	136	100	94
1949 - Year	1,185	1,024	980	159	116	110
1950 - Year	1,178	1,012	976	175	134	120
1951 - Year	1,163	1,023	938	196	160	147
1952 - Year	1,190	990	889	213	178	157
1953 - Year	1,322	997	872	224	187	165
1954 - Year	1,392	1,042	893	237	197	174
1955 - Year	1,322	1,050	908	255	216	184
1956 - Year	1,346	1,083	922	258	226	192
1957 - March Quarter	1,323	1,080	954	281	233	207
June Quarter	1,318	1,109	948	269	236	198

a Including brick-veneer, stone, and concrete. b Excluding imported prefabricated houses.
c These average values are based on estimates generally made as soon as or before plans were finalised, and include a large proportion of houses to be built by owner-builders, as well as building contractors' jobs, in all parts of the State.